

PHA Plans Streamlined Annual Version

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 (exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2004

PHA Name:
Sawyer County Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name:

Sawyer County Housing Authority

PHA Number:

WI222V03

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:

Number of S8 units:

Section 8 Only

Number of S8 units:

197

Public Housing Only

Number of public housing units:

-0-

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs PHA CodeProgram(s) Included in the Consortium Programs Not in the Consortium# of
Units Each ProgramParticipating PHA 1: Participating PHA 2:Participating PHA 3:

PHA Plan Contact Information:

Name: Bonney Flora

Phone: 715 634-4280

TDD:

Email (if available): schous@cheqnet.net

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

PHA's main administrative office

LCO Community College Library

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes x No.

If yes, select all that apply:

Main administrative office of the PHA

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA

Streamlined Annual PHA Plan

Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies
- 903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
2. Capital Improvement Needs
- 903.7(g) Statement of Capital Improvements Needed**
3. Section 8(y) Homeownership
- 903.7(k)(1)(i) Statement of Homeownership Programs**
4. Project-Based Voucher Programs
5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
6. Supporting Documents Available for Review
7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
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2. What is the number of site based waiting list developments to which families may apply at one time? ____
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ____
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists - Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

PHA main administrative office
All PHA development management offices
Management offices at developments with site-based waiting lists
At the development to which they would like to apply
Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status a. Development Name: b.

Development Number:c. Status of Grant: Revitalization Plan
under development Revitalization Plan submitted, pending
approval Revitalization Plan approved Activities pursuant to an
approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes : Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)
2. Program Description:
The PHA is still in process of developing policies
- a. Size of Program
Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?
- If the answer to the question above was yes, what is the maximum number of participants this fiscal year?___
- b. PHA-established eligibility criteria
No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

- c. What actions will the PHA undertake to implement the program this year (list)?
develop the policy
3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

low utilization rate for vouchers due to lack of suitable rental units
access to neighborhoods outside of high poverty areas
other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)
State of Wisconsin
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) To promote homeownership through the HCV program.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review Applicable & On Display Supporting Document Related Plan Component

PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; 5 Year and Annual Plans

PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan Streamlined Annual Plans

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. 5 Year and standard Annual Plans

Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. 5 Year and Annual Plans

Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists. Annual Plan: Housing Needs

Most recent board-approved operating budget for the public housing program Annual Plan: Financial Resources

Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. Annual Plan: Eligibility, Selection, and Admissions Policies

Deconcentration Income Analysis Annual Plan: Eligibility, Selection, and Admissions Policies

Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy. Annual Plan: Eligibility, Selection, and Admissions Policies

Section 8 Administrative Plan Annual Plan: Eligibility, Selection, and Admissions Policies

Public housing rent determination policies, including the method for setting public housing flat rents. Check here if included in the public housing A & O Policy. Annual Plan: Rent Determination

Schedule of flat rents offered at each public housing development. Check here if included in the public housing A & O Policy. Annual Plan: Rent Determination

Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan. Annual Plan: Rent Determination

Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). Annual Plan: Operations and Maintenance

Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). Annual Plan: Management and Operations

Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

Results of latest Section 8 Management Assessment System (SEMAP) Annual Plan: Management and Operations

Any policies governing any Section 8 special housing types Check here if included in Section 8 Administrative Plan. Annual Plan: Operations and Maintenance

Public housing grievance procedures Check here if included in the public housing A & O Policy. Annual Plan: Grievance Procedures

Section 8 informal review and hearing procedures. Check here if included in Section 8 Administrative Plan. Annual Plan: Grievance Procedures

The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. Annual Plan: Capital Needs

Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. Annual Plan: Capital Needs

Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing. Annual Plan: Capital Needs

Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). Annual Plan: Capital Needs

Approved or submitted applications for demolition and/or disposition of public housing. Annual Plan: Demolition and Disposition

Approved or submitted applications for designation of public housing (Designated Housing Plans). Annual Plan: Designation of Public Housing

Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. Annual Plan: Conversion of Public Housing

Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. Annual Plan: Voluntary Conversion of Public Housing

Approved or submitted public housing homeownership programs/plans. Annual Plan: Homeownership Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan) Annual Plan: Homeownership

Public Housing Community Service Policy/Programs Check here if included in Public Housing A & O Policy. Annual Plan: Community Service & Self-Sufficiency

Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. Annual Plan: Community Service & Self-Sufficiency

FSS Action Plan(s) for public housing and/or Section 8. Annual Plan: Community Service & Self-Sufficiency

Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. Annual Plan:

Community Service & Self-SufficiencyMost recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. Annual Plan: Community Service & Self-SufficiencyPolicy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).

Check here if included in the public housing A & O Policy. Annual Plan: Pet PolicyxThe results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. Annual Plan: Annual AuditOther supporting documents (optional) (list individually; use as many lines as necessary)(specify as needed)Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection. Joint Annual PHA Plan for Consortia: Agency

Identification and Annual Management and Operations **Annual Statement/Performance and**

Evaluation Report Capital Fund Program and Capital Fund Program Replacement

Housing Factor (CFP/CFPRHF) Part I: Summary PHA Name: Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Federal FY of Grant: Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation ReportLine No.Summary

by Development Account	Total Estimated Cost	Total Actual Cost	Original	Revised	Obligated	Expended	Total
non-CFP Funds	21406	Operations	31408	Management Improvements	41410	Administration	51411
Audit	61415	Liquidated Damages	71430	Fees and Costs	81440	Site Acquisition	91450
Site Improvement	101460	Dwelling Structures	111465.1	Dwelling Equipment-Nonexpendable	121470	Nondwelling Structures	131475
Nondwelling Equipment	141485	Demolition	151490	Replacement Reserve	161492	Moving to Work	Demonstration
171495.1	Relocation Costs	181499	Development Activities	191501	Collaterization or Debt	Service	201502
Contingency	21	Amount of Annual Grant: (sum of lines 2 - 20)	22	Amount of line 21 Related to LBP Activities	23	Amount of line 21 Related to Section 504 compliance	24
Amount of line 21 Related to Security - Soft Costs	25	Amount of Line 21 Related to Security - Hard Costs	26	Amount of line 21 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part II: Supporting Pages PHA Name: Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Federal FY of Grant: Development Number Name/HA-Wide ActivitiesGeneral Description of Major Work CategoriesDev. Acct No.QuantityTotal Estimated Cost Total Actual CostStatus of WorkOriginalRevisedFunds ObligatedFunds Expended

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: Federal FY of Grant: Development Number Name/HA-Wide ActivitiesAll Fund Obligated (Quarter Ending Date)All Funds Expended (Quarter Ending Date)Reasons for Revised Target DatesOriginalRevisedActualOriginalRevisedActual

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name Original 5-Year Plan Revision No: Development Number/Name/ HA-Wide Year 1 Work Statement for Year 2 FFY Grant: PHA FY: Work Statement for Year 3 FFY Grant: PHA FY: Work Statement for Year 4 FFY Grant: PHA FY: Work Statement for Year 5 FFY Grant: PHA FY: Annual Statement CFP Funds Listed for 5-year planningReplacement Housing Factor Funds

**Capital Fund Program Five-Year Action Plan Part II: Supporting
Pages-Work Activities** Activities for Year 1Activities for Year :____
FFY Grant: PHA FY: Activities for Year: ____ FFY Grant: PHA FY: **Development**
Name/NumberMajor Work CategoriesEstimated CostDevelopment
Name/NumberMajor Work CategoriesEstimated CostSeeAnnualStatementTotal CFP
Estimated Cost \$\$

**Capital Fund Program Five-Year Action Plan Part II: Supporting
Pages-Work Activities** Activities for Year :____ FFY Grant: PHA
FY: Activities for Year: ____ FFY Grant: PHA FY: **Development Name/NumberMajor**
Work CategoriesEstimated CostDevelopment Name/NumberMajor Work
CategoriesEstimated CostTotal CFP Estimated Cost \$\$